

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

209A / 164 Manningham Road, Bulleen VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$480,000

\$510,000

Median sale price

Median price

\$562,500

Property type

Apartment

Suburb

Bulleen VIC 3105

Period - From

1 August
2025

to

31 July
2026

Source

REA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
207/170 Manningham Road, Bulleen, Vic 3105	\$490,000	27 Feb 2026
208/399 Manningham Road, Doncaster, Vic 3108	\$505,000	13 Mar 2026
G04/164 Manningham Road, Bulleen, Vic 3105	\$515,000	26 May 2026

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/8/2026 10:10